

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of September 16, 2008**

**SUBJECT: Althoen Annexation and Zoning (226 Sumac Lane)  
File Nos. A08-004 and Z08-005**

<b>PROPOSED CITY PLANNING COMMISSION MOTION</b>
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Althoen Annexation and R1A (Single-Family Dwelling District) Zoning.

**STAFF RECOMMENDATION**

Staff recommends this petition be **approved** because the property is within the City's water and sewer service area and the proposed R1A zoning is consistent with the adjacent zoning, surrounding land uses and the adopted Northeast Area Plan.

**LOCATION**

This site is located on the east side of Sumac Lane north of Geddes Road (Northeast Area). This site is in the Huron River Watershed.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of a 1.22-acre site from Ann Arbor Township and zoning to R1A single-family residential. The petitioner wants to connect the existing home to City water and sewer.

**COMPARISON CHART**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/PERMITTED</b>
Zoning	TWP (Township District)	R1A	R1A
Gross Lot Area	1.22 acres 53,143 sq ft	1.22 acres 53,143 sq ft	20,000 sq ft MIN
Lot Width	175 ft	175 ft	90 ft MIN

**SURROUNDING LAND USES AND ZONING**

	<b>LAND USE</b>	<b>ZONING</b>
NORTH	Single-Family Dwelling	TWP (Township District)
EAST	Single-Family Dwelling	R1A
SOUTH	Single-Family Dwelling	TWP
WEST	Single-Family Dwelling	TWP

8a

## HISTORY AND PLANNING BACKGROUND

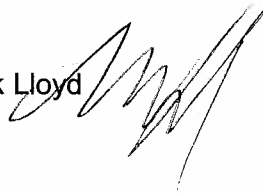
The parcel was platted in Ann Arbor Township. The home was constructed in 1955. The current Northeast Area Plan recommends single-family residential use for this site.

### COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – The petitioner desires to connect to utilities prior to the completion of annexation, has entered in the required outside City service agreement, and has paid in full the fixed sanitary sewer and water main improvement charges. Once the property has annexed, if the property has not yet connected to the City water main and sanitary sewer systems, the City will notify the owner that these connections will need to be completed within the subsequent 90 days.

Planning – Staff supports the proposed zoning because it is consistent with the surrounding land uses and the recommendations of the Northeast Area Plan.

Prepared by Christopher Cheng  
Reviewed by Connie Pulcifer and Mark Lloyd  
jsj/9/9/08

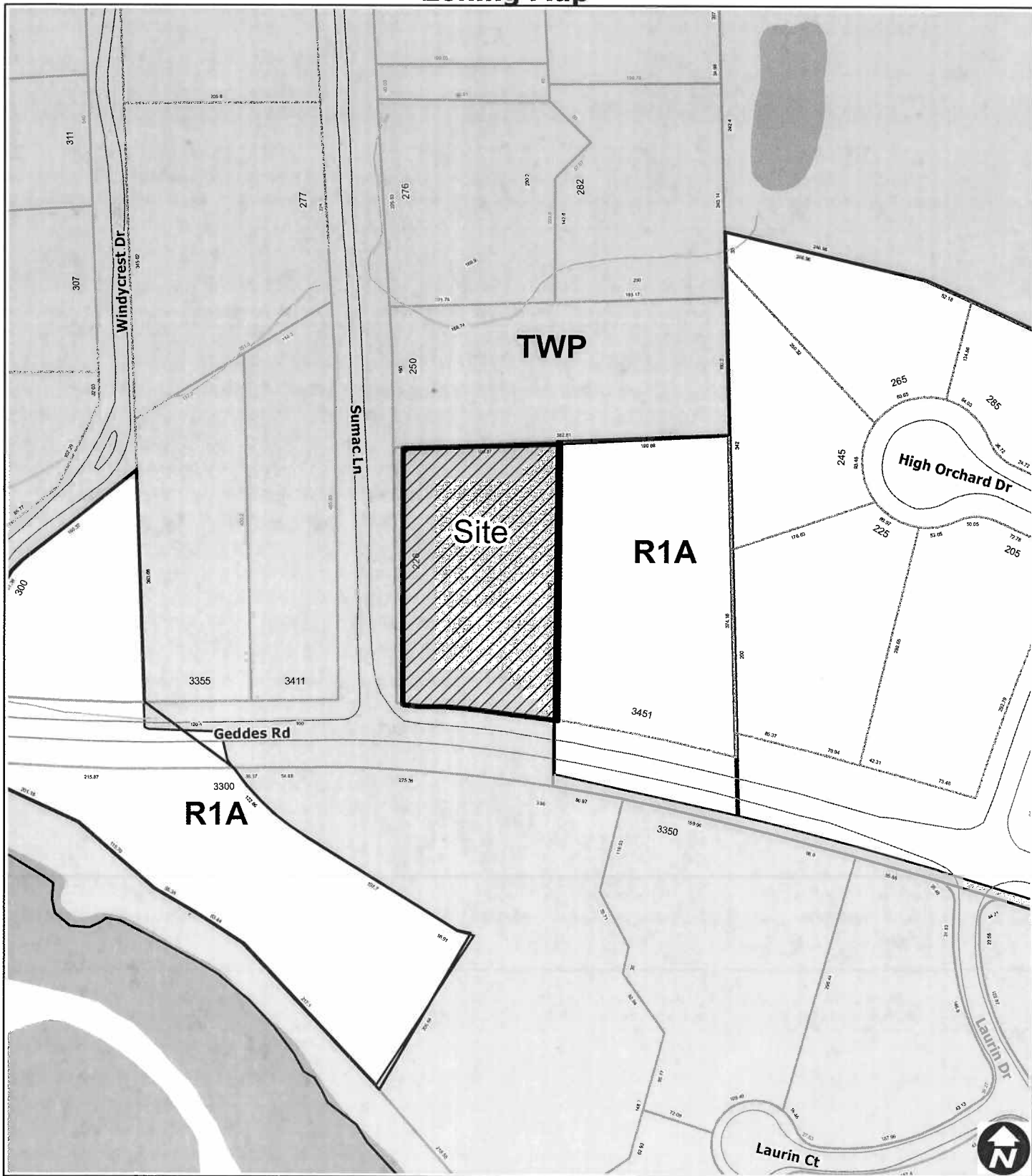


Attachments: Zoning/Parcel Maps  
Aerial Photo

c: Owner/Petitioner: Steven and Marcia Althoen  
P.O. Box 60  
Holly, MI 48442

City Assessor  
Systems Planning  
File Nos. A08-004 and Z08-005

# 226 Sumac Lane -Zoning Map-



**Map Legend**

- ▭ City Boundary
- Railroads



Maps available online:  
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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# 226 Sumac Lane -Aerial Map-



0 100 200 400 Feet

**Map Legend**  
 □ City Boundary  
 → Railroads



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